City of Newport
2020 Comprehensive Plan Update

NEWPORT FORWARD

Steering Committee Meeting #1

March 12, 2020

Planning Team:

City of Newport, KY

CT Consultants

Human Nature

Tonight's Agenda

6:00 pm	Welcome, Introductions **Round Table**
6:20 pm	Overview of Planning Process
6:40 pm	Newport's Assets **Round Table**
6:50 pm	Steering Committee Roles & Responsibilities
7:00 pm	Background Overview – Key Topics
7:20 pm	Key Topics Review **Round Table**
7:45 pm	Audit of 2015 Plan – Homework Overview
7:55 pm	Next Steps

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Introductions

The Planning Team

Steering Committee

Round Table Introductions

- Name

- Affiliation

- How long you have lived/done business in and/or been affiliated with Newport?

The Planning Process

What is a Comprehensive Plan?

Guide for the physical development and economic and social well-being of the city

Set of goals & objectives (policy statements)

Supported by research & analysis of existing conditions and forecasts (with maps, data, graphs, etc)

Related to physical development: Land use, transportation, parks, and other community facilities

Long-range outlook (10 years plus), with review every 5 years

Guiding document, not regulatory

KY Statute:
100.183-100.197

Planning vs. Zoning

Planning

- Sets vision
- Guidelines for making future land use decisions as projects/ rezoning requests are presented
- Strategic plan (implementation) component
- Some are easy, some hard – but even long term policies have some steps that should be done sooner
- <u>Key</u> – Plan itself changes nothing

Zoning (Implementation)

- Separate adoption process
- Plan will identify zoning changes, City may or may not choose to make
- If Plan and Zoning conflict, current/existing Zoning governs

Public engagement

- To ensure ownership of plan goals, policies and priority action steps

- No single technical answer

- Have choices – it's your plan – you need to decide

Steering Committee

Stakeholder Interviews

Public Forums

Focus Groups

Online Surveys

Social Media

Planning Process

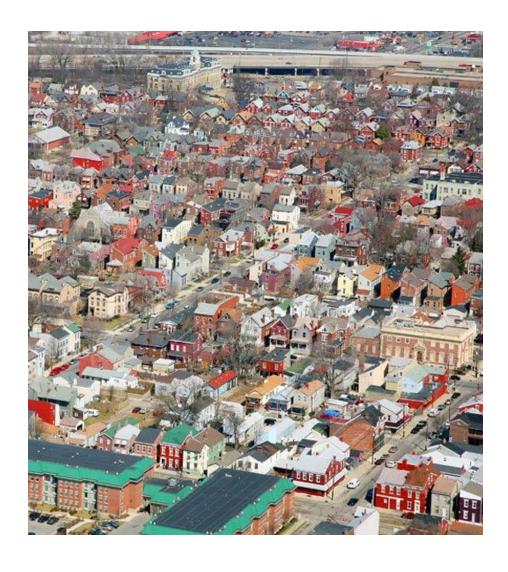|			
1	**2**	**3**	**4**
Discovery	Visioning	Exploring	Finalizing Plan Document
Understand current conditions and assets that make the city unique in order to identify where opportunities for improvement and/or redirection exist.	Formulate a shared vision for the future and identify related goals that will serve as the framework for structuring the policies and implementation strategies.	Discuss full range of development options related to land use/ economic development goals to identify appropriate strategies. Reach consensus on action steps.	Finalize the Plan document. Submit to City for formal adoption.

Discovery: conditions/trends

People:

- Population growth & diversity
- Age/ household characteristics

Places:

- Existing land use & zoning
- Natural features
- Assets & amenities

Economy:

- Jobs & business growth
- Tax revenue

Discovery: key topics

Agree on Topics to Address in Plan:

Economic development

Housing

Community spaces

Connectivity

Zoning updates

Visioning: goals & objectives

Confirm Updated Long-Term Goals: such as…..

- Attract new private investment

- Expand existing public and private invest

- Foster and encourage desired development

Develop Objectives that further define the goals…

- Economic development (level, type)

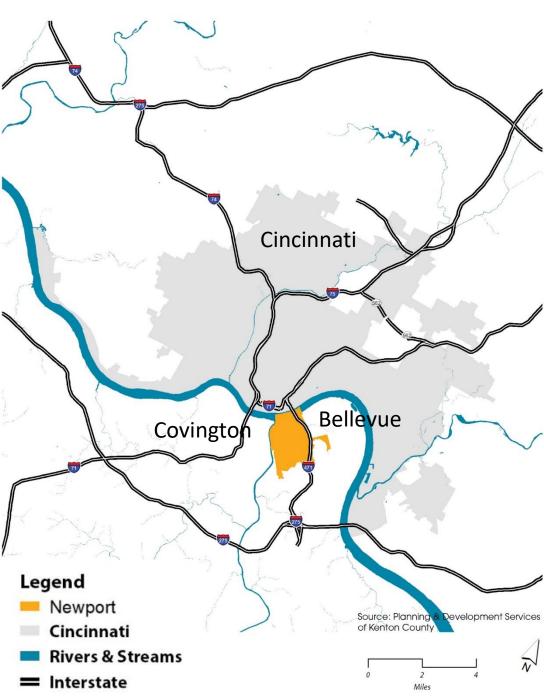- Housing choices (types, locations)

Exploring: formulate action steps

Finalize policies & strategies, future land use map

↓

Describe key action steps

↓

Establish priorities

↓

Identify partners & who will lead

↓

Estimate a time frame

Schedule

	Work Step	Schedule
Phase 1	**Discovery: where we are compared to where we want to be**	
	Analyze regional trends and City profile, map existing conditions and assets Conduct stakeholder interviews Summarize issues and assets **Steering Committee meeting #1**	Jan - March 2020
	Review 2015 Plan Audit - goals, objectives, strategies Identify alternative development scenarios/ potential outcomes **Steering Committee meeting #2** **Conduct 1st online survey** **Public workshop**	April – May 2020
Phase 2	**Visioning: confirm goals & identifying options**	
	Conduct 2nd online survey **Gather feedback at Taste of Newport and Italian Fest** Refine goals Identify objectives and range of development options **Steering Committee meeting #3 – Confirm goals and options** Conduct focus group sessions **Steering Committee meeting #4 – Confirm strategies & initiatives**	June - Aug 2020
Phase 3	**Explore: formalize strategies & action steps**	
	Finalize policies and strategies, Identify potential action steps Agree on priorities **Steering Committee meetings (#5, #6 and #7)** **Public workshop**	Sept - Nov 2020
Phase 4	**Finalizing the plan update document**	
	Steering Committee - finalize plan update document (meeting #8) Submit final plan update to City	Dec 2020 - Jan 2021

Steering Committee Meeting

Public Engagement

15

Assets

Legend
- 🟧 Newport
- ⬜ Cincinnati
- ▬ Rivers & Streams
- ═ Interstate

Source: Planning & Development Services of Kenton County

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Miles
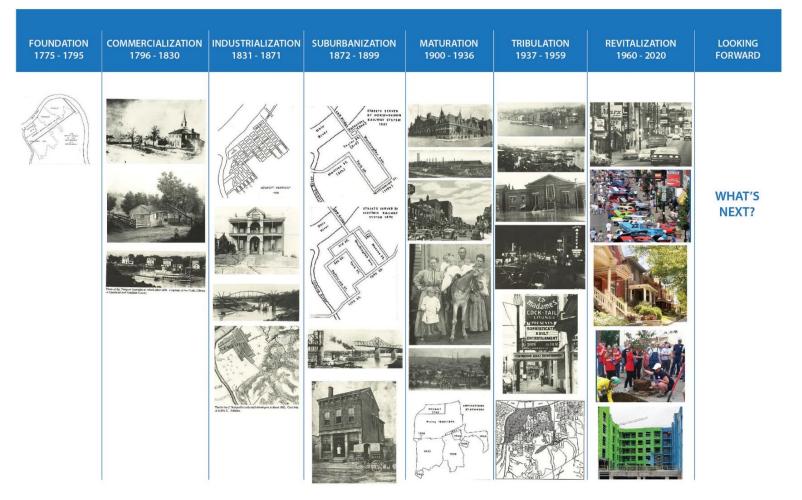
Location

- Greater Cincinnati Metro Area

- Two major riverfronts

- Great views

- Urban convenience and suburban amenities

- Regional Bike/Pedestrian Linkage - Purple People Bridge

| FOUNDATION 1775 - 1795 | COMMERCIALIZATION 1796 - 1830 | INDUSTRIALIZATION 1831 - 1871 | SUBURBANIZATION 1872 - 1899 | MATURATION 1900 - 1936 | TRIBULATION 1937 - 1959 | REVITALIZATION 1960 - 2020 | LOOKING FORWARD |

WHAT'S NEXT?

Source: Purvis, Thomas, L. (1996). Newport, Kentucky: A Bicentennial History.

History

- Museum without walls

Source: Clark,

Source: Planning & Development Servic
of Kenton County

Legend

☐ City Boundary	▨ Local Historic District
▧ Rivers & Streams	▧ National Register District
● Historic Sites	

Year Constructed
- 1831 - 1871
- NA
- 1796 - 1830
- 1872 - 1899
- 1900 - 1936
- 193
- 196
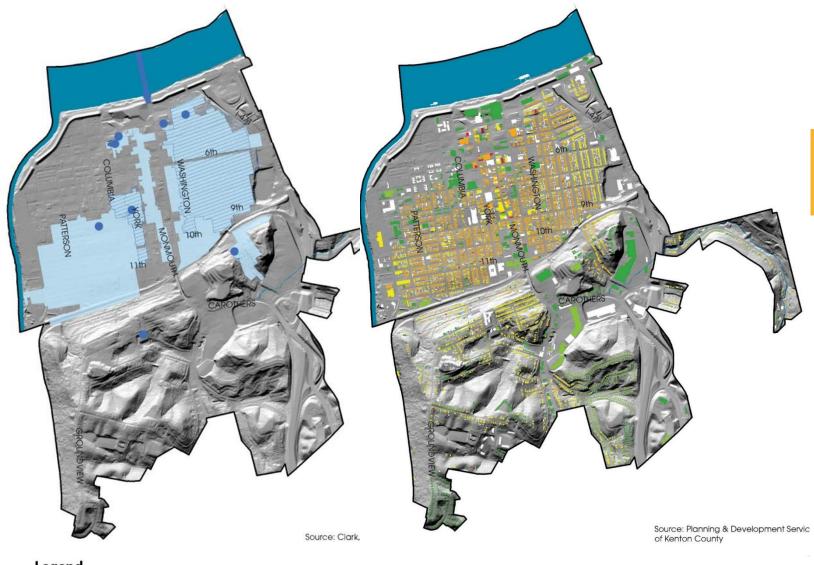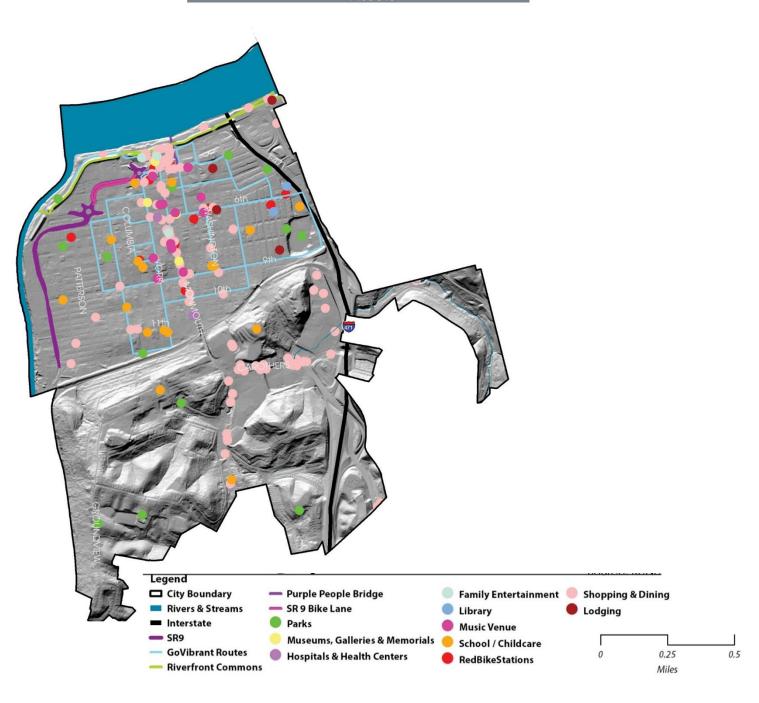
History

- Historic architecture
  - 59% of Housing Units built before 1940

- Historic districts

Diversity

- Population

- Housing Stock

- Land Uses

- Institutions/Social Services

- Architecture

- Businesses / Shopping

- Arts / Music

- Culture

Community Assets

- Music/Entertainment, Retail, Services

- Walkability in urban neighborhood

- Well distributed
    - Monmouth Spine
    - Riverfronts Destination Cluster

- Two Major Riverfronts

- Riverfront Commons

Legend

- City Boundary
- Rivers & Streams
- Interstate
- SR9
- GoVibrant Routes
- Riverfront Commons
- Purple People Bridge
- SR 9 Bike Lane
- Parks
- Museums, Galleries & Memorials
- Hospitals & Health Centers
- Family Entertainment
- Library
- Music Venue
- School / Childcare
- RedBikeStations
- Shopping & Dining
- Lodging

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Miles

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Assets Discussion

Location: Regional, Riverfronts, Views, Urban/Suburban, Regional Connections	Community Services
History: Museum without Walls, Architecture, Districts	Walkability in Urban Neighborhoods
Diversity: Population, Housing Stock, Land Uses, Institutions/Social Services, Architecture, Businesses, Arts & Culture	Well-Distributed Assets
Music / Entertainment	Riverfronts
Retail / Shopping	Riverfront Commons

- *Anything more to add?*

Steering Committee Roles & Responsibilities

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Steering Committee Purpose

- Working Committee: Overall goal to reach consensus & make recommendations to Planning Commission

- Diverse Committee makeup – community representatives

- Meeting process achieves broader City participation
  - You talk to others! – hot buttons relayed back – means process is working
  - Meetings are public
  - Supplemented with additional engagement efforts

Project Team/Steering Committee Roles

Project Team

- Present relevant background material, provide maps to illustrate issues and policies

- Review alternative development and preservation outcomes

- Summarize (in a written format) committee's conclusions

- Provide planning expertise and technical advice to guide the discussions

- Prepare final document

Committee

- Review, comment on, and refine materials generated by Project Team, e.g. draft goals, policies, and strategies

- Participate in meeting discussions; share opinions based on your perspective (meetings roughly once a month)

- Encourage neighbors, relatives, friends to participate in surveys and events

- Serve as ambassadors at public forums & special events

Meeting Structure

- Initial meetings stick to time frames; nothing <u>must</u> be completed in beginning.
- Facilitation means:
  - Systemic approach to discussion – ensure broad discussion
  - Can't always answer questions – write down for later
  - Won't debate issues (initially) to closure.
  - At next meeting we'll sum up what occurred at last meeting.
- Discussion on some issues may be Deferred, may need more research between mtgs.
- Open discussion:
  - Not bound by anything said - Process expects some changing of mind
  - We take notes to capture consensus, general discussion
- Avoid side bar conversations – can't hear when more than one speaking
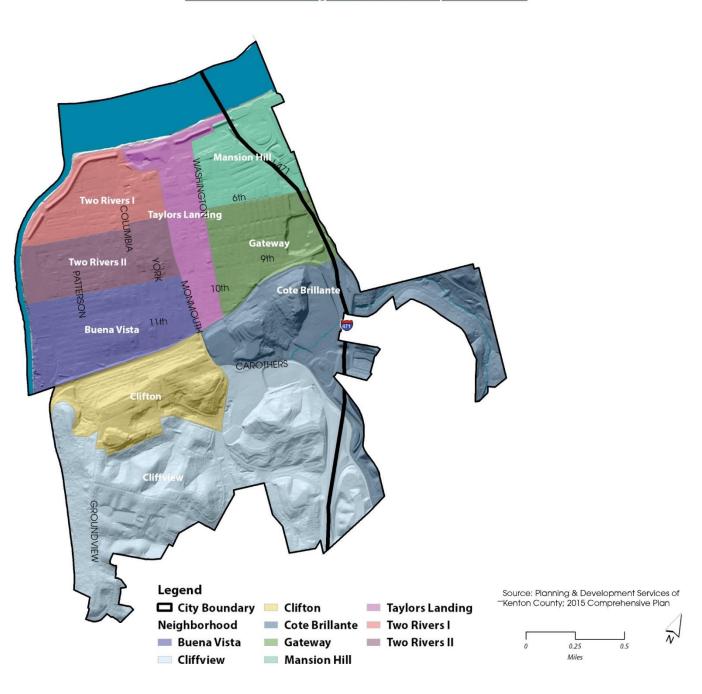
Steering Committee Responsibilities

In considering the future of Newport, strive to...

- Understand, **realistically**, needs and opportunities vs. wants

- Understand distinctions between **perceived** and **real** impacts

- Understand others point of view and acknowledge reasonableness of alternative choices

- Recognize there may be **multiple possibilities** for some properties

Key Topics

Legend

- City Boundary
- Neighborhood
- Buena Vista
- Cliffview
- Clifton
- Cote Brillante
- Gateway
- Mansion Hill
- Taylors Landing
- Two Rivers I
- Two Rivers II

Source: Planning & Development Services of Kenton County; 2015 Comprehensive Plan

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Miles
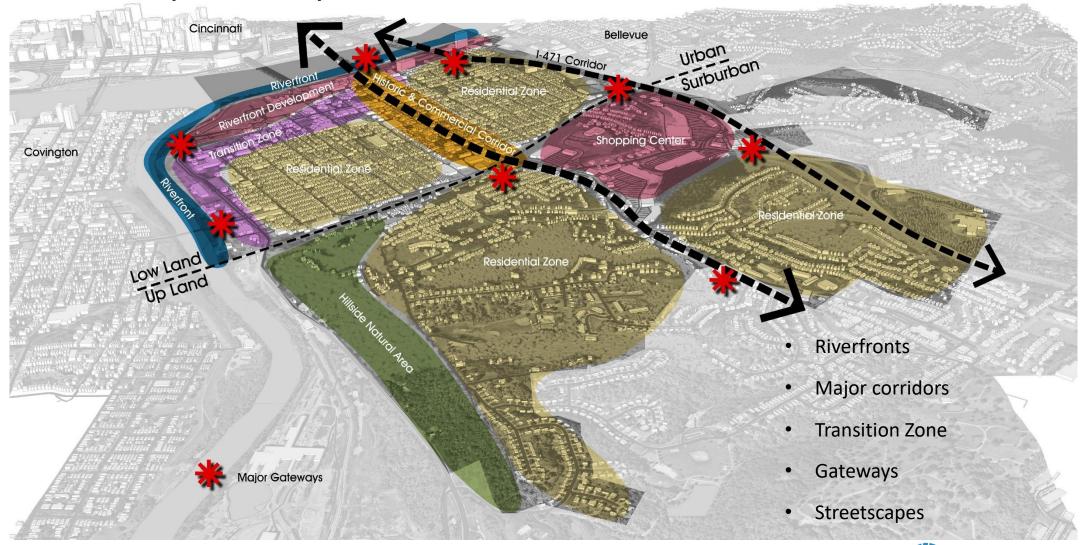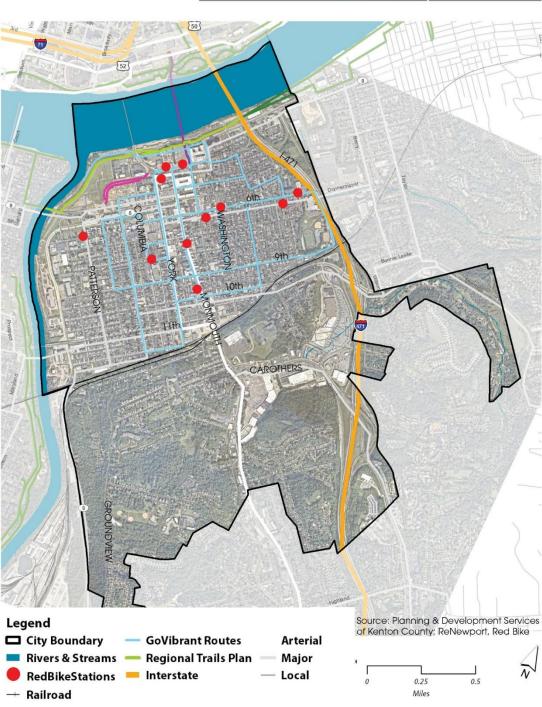
Community Identity

- Neighborhoods

Community Anatomy

Cincinnati

Bellevue

I-471 Corridor

Urban Surburban

Riverfront

Riverfront Development

Historic & Commercial Corridor

Residential Zone

Transition Zone

Shopping Center

Covington

Residential Zone

Riverfront

Residential Zone

Low Land
Up Land

Residential Zone

Hillside Natural Area

Major Gateways

- Riverfronts

- Major corridors

- Transition Zone

- Gateways

- Streetscapes

Legend

☐ City Boundary	━━ GoVibrant Routes	Arterial
■ Rivers & Streams	━━ Regional Trails Plan	— Major
● RedBikeStations	━━ Interstate	— Local
┼ Railroad		

Source: Planning & Development Services of Kenton County; ReNewport, Red Bike

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Miles

Connectivity

- Regional – Riverfronts, Interstate, Purple People Bridge

- Walkability

- Bike-ability

- Drive-ability
  - One-way/Two-Way Circulation (i.e. Monmouth, York)

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4th Street Bridge

I-471 & Route 8

I-471 & Memorial Pkwy

Source: Planning & Development Services of Kenton County; Kentucky State Police Collision Analysis, 01.27.2019

Legend
- City Boundary
- Rivers & Streams
- Interstate
- Local Road

2015-2019 Collisions Value
High : 7331.13
Low : 0

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Miles

Transportation

- Traffic congestion
- Safety
- Parking Perception
- Challenging Areas
- Railroad
- Multi-Modal

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Existing City Park
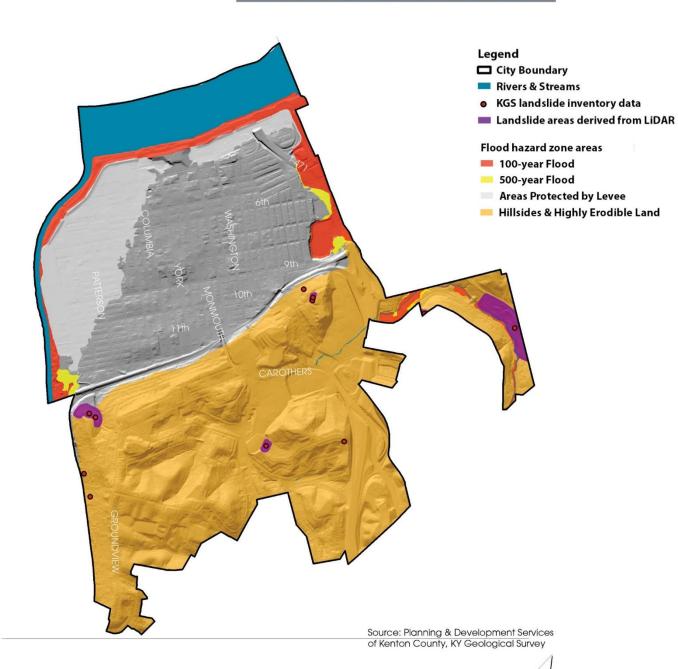
Natural Resources

- Existing Parks – Accessibility, Distribution

- Tree Canopy

- Rivers

- Riverfronts

- Hillsides

- Central Park/ Community/Gathering Space/Living Room

Source: Planning & Development Services of Kenton County; City of Newport, Ky

Legend
- ▭ City Boundary
- ▬ Rivers & Streams
- ▬ Greenspace Preservation/Enhancement Opportunities
- ▬ Existing Canopy

Greenspace opportunities include public parks, semi-private tree canopy, vacant lots, tree-lined streets.

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Legend
- City Boundary
- Rivers & Streams
- KGS landslide inventory data
- Landslide areas derived from LiDAR

Flood hazard zone areas
- 100-year Flood
- 500-year Flood
- Areas Protected by Levee
- Hillsides & Highly Erodible Land

Source: Planning & Development Services
of Kenton County, KY Geological Survey

Environmental Constraints

- Flooding
- Hillsides
- Slippages

Existing Land Uses		
Land Use Category	Acres	% of Total
Residential	601	35%
Office/Retail/Entertainment	249	14%
General Commercial/Manufacturing	70	4%
Park, Protected Open Space	71	4%
Public-/Institutional	56	3%
Vacant/Undeveloped Land	258	15%
Public Right-of-way	424	25%
Total	1,728	100%

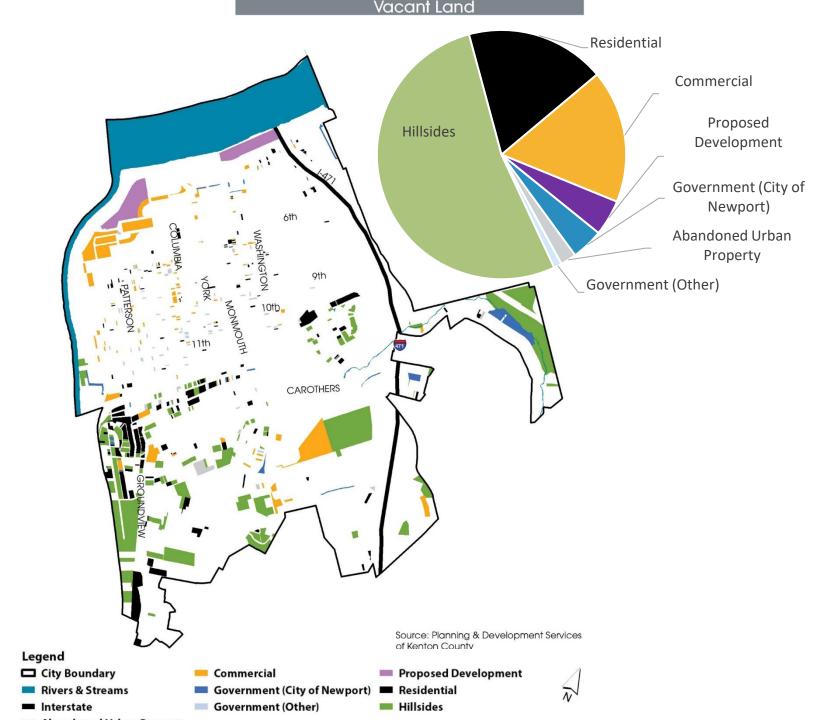## Land Use Considerations

- Riverfronts
- Shopping Center
- Impacts of Jail
- New Developments
  - Riverfront West
  - Ovation

Legend

- City Boundary
- Rivers & Streams
- Interstate

Land Use
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Office
- Retail/Service
- Mixed Use
- Automotive
- General Commercial
- Industrial/Wholesale/Storage
- Parking Lot
- Public/Institutional
- Parks, Protected Open Space
- Vacant Hillside
- Vacant

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Residential

Commercial

Proposed Development

Government (City of Newport)

Abandoned Urban Property

Government (Other)

Hillsides

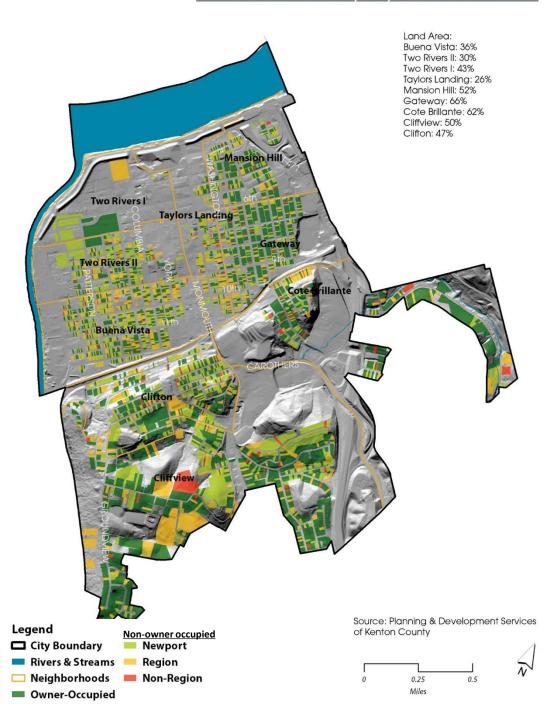Source: Planning & Development Services of Kenton County

Vacant land
Percentage by Acre

- Hillsides (55%)

- Residential (17%)

- Commercial (17%)

- Proposed Development (4%)

- Government-City of Newport (4%)

- Abandoned Urban Property (2%)

- Government- Other (1%)

Legend
- City Boundary
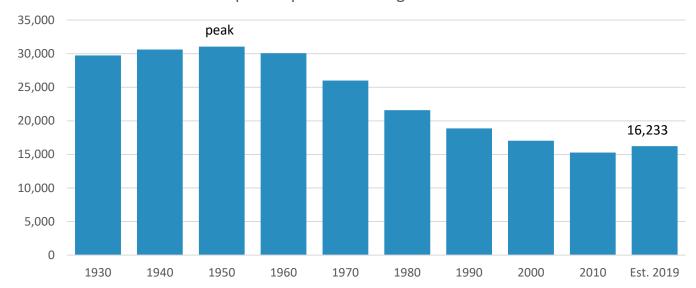- Rivers & Streams
- Interstate
- Commercial
- Government (City of Newport)
- Government (Other)
- Proposed Development
- Residential
- Hillsides

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Land Area:
Buena Vista: 36%
Two Rivers II: 30%
Two Rivers I: 43%
Taylors Landing: 26%
Mansion Hill: 52%
Gateway: 66%
Cote Brillante: 62%
Cliffview: 50%
Clifton: 47%

Mansion Hill

Two Rivers I

Taylors Landing

Gateway

Two Rivers II

Cote Brillante

Buena Vista

Clifton

Cliffview

Legend
Non-owner occupied
☐ City Boundary ▪ Newport
▪ Rivers & Streams ▪ Region
☐ Neighborhoods ▪ Non-Region
▪ Owner-Occupied

Source: Planning & Development Services
of Kenton County

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Miles

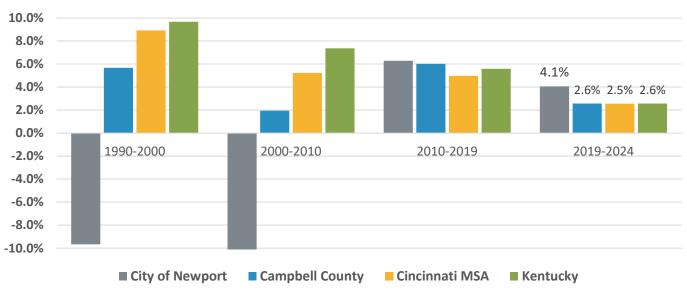# Housing

- Owner-Occupancy
  - City- 46.4% (2019 – by unit)
  - County- 71%

- Housing Diversity (cost, form)
  - Single-Family <50%
  - 28% <$100,000
  - 16% >$300,000

- Westside Preservation/ Redevelopment

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Newport Population Change 1930 - 2019

Population Change 1990-2024

Legend: City of Newport — Campbell County — Cincinnati MSA — Kentucky
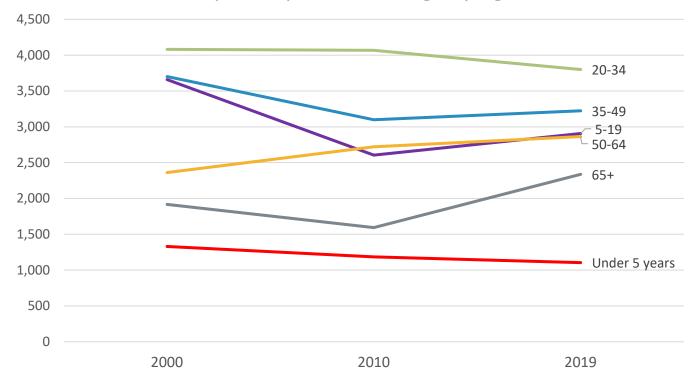
Population/ Households

- Change
  - Recent population growth
  - Increase in persons living alone (28% of households)
- Concentration of poverty and social services
- Safety Perception

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Newport Population Change by Age Cohort
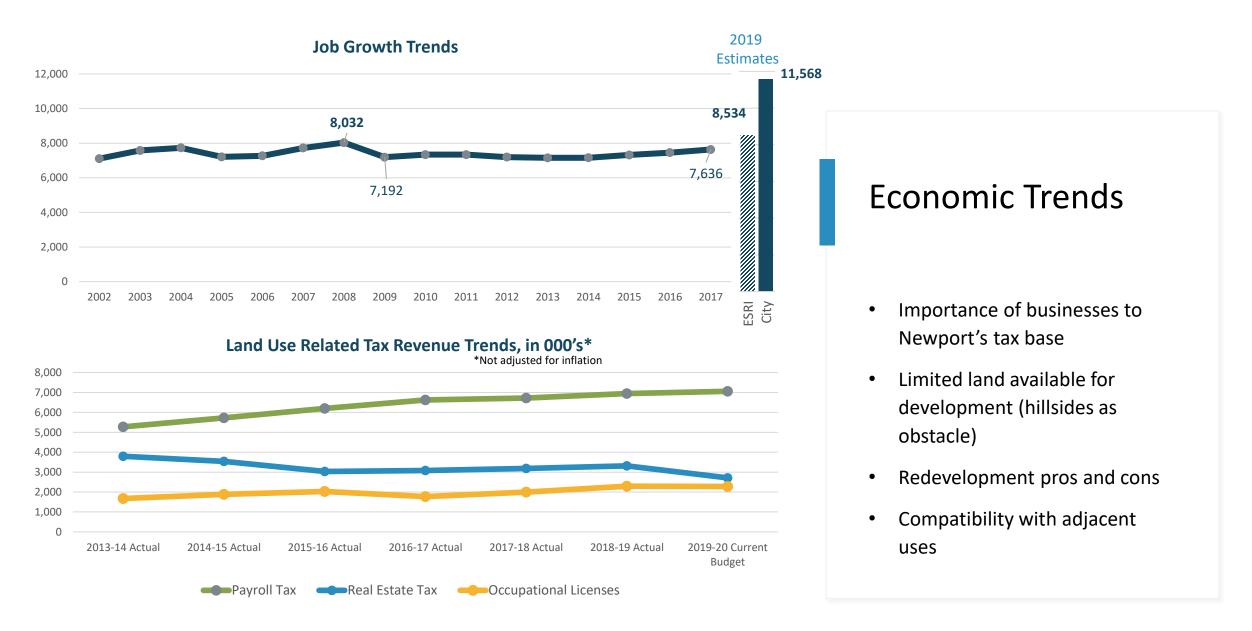

Change 2010-2019

<20 years **6%**

Millennials (20-34 years) **-7%** **(? Seems contrary to local trends)**

Baby Boomers (>65 years) **47%**
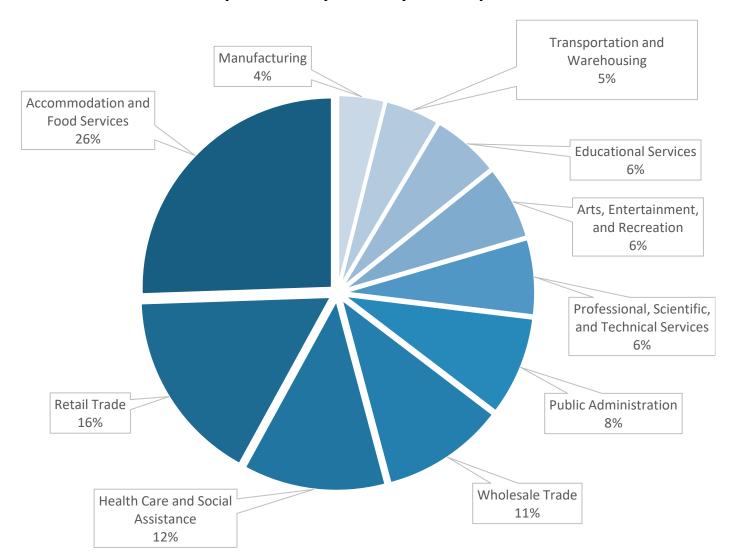
Population

- Difficulty attracting and retaining young families

- Aging population

Economic Trends

Job Growth Trends

Chart: Job Growth Trends (2002–2017 line, with 2019 Estimates bars for ESRI and City)
- 8,032 (2008 peak)
- 7,192 (2009)
- 7,636 (2017)
- ESRI 2019 Estimate: 8,534
- City 2019 Estimate: 11,568

Y-axis: 0 to 12,000

Land Use Related Tax Revenue Trends, in 000's*
*Not adjusted for inflation

Chart: Land Use Related Tax Revenue Trends (2013-14 Actual through 2019-20 Current Budget)
- Payroll Tax
- Real Estate Tax
- Occupational Licenses

- Importance of businesses to Newport's tax base

- Limited land available for development (hillsides as obstacle)

- Redevelopment pros and cons

- Compatibility with adjacent uses

In 2018, the city had a net increase of 40 new companies, and 124 net new employees.

2017 Top 10 Jobs by Industry of Newport

- Manufacturing 4%
- Transportation and Warehousing 5%
- Accommodation and Food Services 26%
- Educational Services 6%
- Arts, Entertainment, and Recreation 6%
- Professional, Scientific, and Technical Services 6%
- Public Administration 8%
- Retail Trade 16%
- Wholesale Trade 11%
- Health Care and Social Assistance 12%

Economic Development

- Diverse range of businesses

- Differences in average wages by industry

- Need for comprehensive economic dev strategy

- Coordination: City/County/State/Region

  - City staff capacity (economic development, Main Street Coordinator)

Aging Infrastructure

City Maintained Infrastructure

- Local Roads & Bridges
  - Approximate lane miles – 46
  - Street Resurfacing Plan for systematic annual maintenance
- Flood Protection
  - Constructed in 1951 – 2.39 Miles
  - 6 closure structures & 3 pump stations
- Interstate and Numbered Streets Maintained by KyTC

Wastewater & Stormwater Infrastructure

- Sanitation District No. 1
- Combined Sewers – During wet weather, there are overflows into Licking and Ohio Rivers

Drinking Water Infrastructure

- Northern Kentucky Water District

Gas and Electric Infrastructure

- Duke Energy

Key Topic Refinement

List of key topics (from interviews)

Community identity – defined neighborhoods	Potential for central park/community/ gathering space/living room	Home ownership & housing diversity (cost, form) (home ownership, building age/height maps)
Distinct character areas – opportunities for transition zone	Overall improvement to parks/ connectivity/access/recreational opportunities (park system map)	Difficulties attracting and retaining young families
Community branding (gateways, streetscapes, districts)	Environmental constraints- hillsides, slippages, flooding	Concentration of poverty and social services
Transportation/traffic congestion & safety (471/Rt 8, Pavilion)	Future of riverfronts	Safety perception
Connectivity - walkability and bike-ability (to community assets) (walkability map)	Future of shopping center	Economic development strategy to increase tax base/revenue
Monmouth/York historic N/S spines	Impacts of jail	Limited land available for development (hillsides as obstacle)
Sufficient parking - perception	Westside preservation/redevelopment	Aging infrastructure
City staff capacity (economic development, Main St coordinator, parks/recreation)		

Discussion

- *Anything more to add to the list?*

- *Which are most important land use/development topics to be addressed in the Comprehensive Plan Update?*

- *What other information is needed?*

2015 Plan Overview

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2015 Plan Overview

Goal 1: The Central Business District/Renaissance Area will be redeveloped and revitalized.

Goal 2: The City will encourage continued riverfront redevelopment.

Goal 3: Newport's existing neighborhood integrity and improved housing opportunities will be ensured through rehabilitation and new investments.

Goal 4: Circulation within the basin area will be improved.

Goal 5: The City will preserve its valuable natural and historical resources.

Goal 6: The City will encourage redevelopment and reinvestment of the commercial areas in South Newport while protecting the integrity of the surrounding residential neighborhoods.

Goal 7: The City will promote sensitive industrial development.

Goal 8: Enhanced aesthetics will be sought for all development in Newport.

2015 Plan Audit - Homework

Table 1. 2015 Goals and Objectives	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee member comments
Goal 1: Central Business District/ Renaissance Area will be redeveloped & revitalized.			X	
Objective 1.1: Expand Monmouth Street Redevelopment Zone				
Objective 1.2: Continue to attract service and specialty retail businesses to fill vacancies along Monmouth Street	X		X	Still a few vacancies, not many
Objective 1.3: Promote utilization of upper floors in existing buildings.	X		X	Still valid – don't have a feel for any actual initiatives to promote this.
Objective 1.15: Create a Tax Increment Financing (TIF) District in this area.		X		Complete

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
……					
6. Evaluate structures throughout the city to identify historically significant structures and specific tools needed to protect such structures.	#3, #5	X	Partial	X	Buena Vista Completed
7. Provide consistent enforcement of property maintenance codes to protect neighborhoods from disinvestment and ensure long-term stability of neighborhoods.	#3	X		X	Continue and expand the work of City's task force

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Next Steps

Next Steps

- Next Steering Committee Meeting:
  - Wednesday, April 1 or Thursday, April 2

- Meeting #2 Agenda Topics
  - Review 2015 Plan Audit Homework - goals, objectives, strategies
  - Key Focus Areas
  - Public engagement: survey & public forum